

Westmont Homes Association
Minutes of Annual Meeting
October 17, 2017

Location: St. Thomas the Apostle Church, Overland Park

Attendees: We had approximately 90 residents attend the meeting.

The evening started with lively conversation during the social hour. Dinner was catered by Strouds, who did a great job of providing the group with a wonderful fried chicken dinner with all the fixin's!

Call to Order:

The Annual Meeting was brought to order by President Carol Barlau. Carol welcomed new residents and asked that they stand and be sufficiently recognized.

Board Members:

- President: Carol Barlau
- Vice President & Property Values: Don Roth
- Secretary: Mark Jenkins
- Treasurer: Carol Barlau - Interim
- Social Activities: Vacant
- Newsletter Editor: Barb Kolom
- Lawn & Grounds: BJ Fox

Mark Jenkins, Secretary was introduced and asked that the 2016 Annual Meeting Minutes be approved. The minutes were approved by Ken Knese and seconded by Don Roth.

Board Reports:

President's Report:

Carol Barlau

- 9 new home owners were welcomed
- The notion that the oak mite infestation wasn't as bad as last year was quickly debunked. Carol evidently has been blessed this year?
- The new neighborhood directories have been distributed. If you need to make changes, Carol asked that you send her an e-mail.
- It was noted that the board has created two new sub-committees. One committee is working hard to get as many quotes for a 3-year lawn and snow removal contract as possible. The board is taking bids for "all-inclusive" services. Meaning all lawn care including not only mowing services but shrub care, fertilizing, grub and bug control, etc. The board will have an extra meeting in October to determine a suitable contractor, reward a bid and to have the costs for services to use to establish a budget for the upcoming year. The second committee was established to take a team approach to the concerns of the common areas. This group will determine what direction to go regarding what plants and

shrubs to be used in the common areas. The aim is to create a consistent look and to be as hassle free as possible.

- It was noted that the Board is working hard to get the best value for its members and to try to keep the ever-rising costs of outside services as low as it can so that the inevitable Dues increase will be as minimal as possible.
- Carol urged that the home owners look over the provided financial reports to be better understand the disbursement of our monthly dues.

Property Values Report:

Don Roth

- Don thanked everyone for their hard work at keeping their homes looking so good.
- He noted that all home owners must submit an ARC (Architectural Review Committee) form before starting any construction to their property. This form must be submitted and approved before any construction can begin. Please note that this approved form doesn't excuse you from having to also get the proper building permits from the city of Overland Park.
- Don also reminded the group that it is important that you have any and all exterior paint, stain and roofing colors approved by the committee.
- Satellite dishes must not be attached to the front of homes. As well as solar panels are not to be mounted so as to be deterrent to curb appeal.
- It was also noted that garage doors may not have windows.

Financial Report:

Carol Barlau

- Our year end projections for expenses were reported thusly:
 - Two of our expense categories, HA-KC and Other, are expected to come in on budget
 - Trash collection will exceed the budget slightly due to rate increase of \$122./month
 - Lawn & Grounds maintenance is currently projected to come in at approx. \$27,000 over budget. This is largely due to the higher costs of the replacement lawn service company who started in July.
 - There is \$20,000.00 budgeted for snow removal. If Mother Nature cooperates and we have now significant snow fall, these monies can be used to make up any shortfall due to the Lawn & Grounds budget overages.
 - It was stated that the Total Member Equity was \$159,790.29.
- A resident asked the question "Why we are looking at a likely dues increase when our Association has an equity of \$159,790.29." It was explained that it is strongly suggested by the HA-KC that homes associations keep a positive balance equal to approximately 1 year of the projected budget. It was pointed out that in the event of a major winter storm, the snow removal is approx. \$20,000.00 and that it wouldn't take long to erode those reserves.
- The question was also raised as to what the positive interest rates our reserves were sustaining. Carol reported that she was not sure and that she would look in to it. It was also stated that these monies needed to stay "liquid" and be accessible without penalty.

Lawn & Grounds Report:

BJ Fox

- The main topic of conversation were the problems the community experienced that were caused by the lawn maintenance services company contracted for the 2017 year not performing to the contract standards. Spectrum Lawn was fired mid-year and replaced by an interim company. All of this caused many problems including inconsistent mowing, weed eating, weed control and general maintenance.
- It was discussed that having one company providing all the mowing services and another providing weed control, fertilizing, etc. was causing inconsistent service. This topic was passed on to the board for consideration in picking the new and permanent law care service to provide all the services combined.
- Another topic brought up by a resident was the situation that occurred in the early summer where a mowing crew employee was subjected to racial slurs. Many residents voiced their displeasure that they were as a community, degraded by just one individual. It was noted that having this type of reputation can make it hard for us to attract quality service contractors. Many residents made it known that they were grateful that the situation was brought up at the meeting.
- It was also noted that the procedure in place for voicing complaints for any of these services was not to interfere with the services company employees (unless they were doing something they were not supposed to) but rather contact BJ or the stated contact provided by the Lawn service provider.

Social Events / Communications/Newsletter Report:

Barbara Kolom

- Barbara graciously reminded everyone to recycle the evenings plastic materials.
- She also reiterated to everyone that the newsletter is one of the important ways we have to let everyone know what's going on and encouraged everyone's participation and feedback.

Prize Drawing:

Three lucky neighbors won one free month's dues. The winners were:

- John Waite
- Sue Rogers
- Pat Bever

Carol Barlau asked if anyone had questions or concerns before adjourning the meeting. No questions from the attendees. Carol thanked everyone for coming.

Meeting was adjourned.

Minutes submitted by Mark Jenkins, Secretary, Westmont HOA